

# \$478,927 - 2208, 2208 Lake Fraser Green Se, Calgary

MLS® #A2201576

**\$478,927**

2 Bedroom, 2.00 Bathroom, 948 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This charming 2-bedroom, 2-bathroom open-concept home is located in a GATED condominium COMPLEX in the PRESTIGIOUS LAKE BONAVISTA area, offering LOW-MAINTENANCE living and enhanced security. With UPGRADED GRANITE COUNTERTOPS AND VINYL PLANK FLOORING THROUGHOUT, this home combines elegance and durability. The spacious kitchen features a large pantry, breakfast bar, and a BRAND-NEW DISHWASHER, while the adjacent dining area flows into a bright family room with a GAS FIREPLACE and a niche for your TV. The large, quiet patio overlooks a peaceful greenspace. The master bedroom includes HIS-AND-HERS WALK-IN CLOSETS and a luxurious 5-PIECE ENSUITE WITH A SOAKER TUB. A second generously sized bedroom, a 3-piece bathroom, and in-suite stackable laundry with a NEW WASHER AND DRYER complete the unit. Additional highlights include a CUSTOM SCREEN DOOR for the patio, and IN-FLOOR HEATING. You'll also enjoy the convenience of UNDERGROUND, TITLED, and HEATED parking and a spacious assigned storage unit. THE COMPLEX OFFERS fantastic amenities such as an UNDERGROUND CAR WASH, GUEST SUITE, MOVIE THEATRE, GYM, AND A LARGE RECREATION ROOM PERFECT FOR GATHERINGS. Conveniently located within walking distance to Avenida, South Centre, and the C-Train, the pet-friendly



building (with board approval) is ideal for all ages, providing comfort, convenience, and accessibility. THIS EXCEPTIONAL VALUE IS ONE YOU WON'T WANT TO MISS!

Built in 2003

### Essential Information

MLS® #	A2201576
Price	\$478,927
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2208, 2208 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H8

### Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Parking, Storage, Trash, Visitor Parking, Car Wash, Party Room
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

	Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	25
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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